

BOARD OF SELECTMEN

April 8, 2014

Minutes

The Board of Selectmen met on Tuesday, April 8, 2014 at 7:00 p.m. in the Town Hall Clark Room. Those present were Selectmen Timothy F. Hult, John Gorecki, Peter Scavongelli, John D. Williams and Douglas A. G. Stevenson. Town Administrator Timothy D. Goddard was also present.

Also in attendance:

David Freedman, Hutchins Road

Sally Coulter, Virginia Farme Lane

Diane Powers, Carlisle Pines Drive

Police Chief John Fisher

Deputy Fire Chief Jonathan White

Marc Lemare, Planning Board

Priscilla Stevens, Highland Building Committee

Community Input

David Freedman from Hutchins Road spoke to the Board about Warrant Article 22 (part b) relative to placing housing on the Banta Davis land. David stated that the School voted to oppose this article because housing is not consistent with the needs of the Carlisle School District. He stated that the Recreation Commission is also opposed to the article because currently there are inadequate and overused fields in Carlisle and the RecCom has resorted to renting fields in Bedford. David said given the ideal location of Banta Davis to meet both school and recreation needs he believes that using Banta Davis for housing could be in the long-run the most expensive option for housing. He said the Selectmen should be aligned with the existing users of Banta Davis who have a stated need for the land to fulfill their responsibilities to our citizens.

Diane Powers of Carlisle Pines Drive said she appreciates the need to move forward with a 40B plan but she added that she agrees with David Freedman that Banta Davis should not be considered for housing. Diane said the Banta Davis land was purchased to fulfill future municipal needs. She said taking away four acres on Banta Davis gives away many future options and she asked the Board of Selectmen to take into account the Recreation Commission's and School Committee's positions.

Sally Coulter from Virginia Farme stated that she believes that Banta Davis should not be used for housing. She said many things have changed, state policies, building codes, demographic patterns and the Town needs to address these things as they come. It is a mistake to use Banta Davis for housing because Banta Davis was purchased for the School and she thinks there may be a need for a new school in the future. Sally added Banta Davis is also needed for playing fields.

Chief Fisher – Records Management System

Chief Fisher was present to ask the Board to consider his request to purchase a records management system. He said the one they are currently using at the Police Department is outdated. The Chief

Board of Selectmen

April 8, 2014

1

Approved: 4/22/14

said he has received three (3) competitive bids and he is recommending that we choose the lowest one, which was from a company in New Jersey – SHI; who responded with a bid of \$73,245.00. Chief Fisher said he has talked with a few people who have worked with SHI and has received only positive comments about them. He said this software will help the Police Department and it is user friendly for our citizens and user friendly for the officers. This bid includes one year maintenance as well as employee training.

Chief Fisher said this is a windows-based system that is specifically tailored to law enforcement. It makes sharing information with other Towns easier.

On a motion made by Mr. Gorecki and seconded by Mr. Stevenson, it was unanimously **VOTED** that the Board award a contract for a TriTech Records Management Software system for the Carlisle Police Department in the amount of \$73,245.00 to SHI, Inc. under State contract ITS42, and authorize the Town Administrator to execute said contract on behalf of the Board of Selectmen.

Liaison Reports

Mr. Gorecki reported there was a discussion on the decision in favor of the Town in the Appellate Tax Case. The Town Accountant said Auditors will begin the Town audit this month.

Mr. Hult stated that the Grant from the Federal Transit Administration for the \$52,000.00 for the purchase of the vehicle for disabled and senior citizens has been approved. Mr. Hult said the vehicle will be entirely paid for by this grant.

Minutes

On a motion made by Mr. Stevenson and seconded by Mr. Williams, it was unanimously **VOTED** to approve the Minutes to the Board of Selectmen's meeting of March 25, 2014.

Town Administrator Report

1. Mr. Goddard said Mass Department of Transportation (DOT) informed us that they made an error and our FY15 Chapter 90 allocation will not be \$376,503 (a near 45% increase over FY14) but will instead be \$259,552 a decrease of \$273.00. He said it was stated in the Governor's letter that this level of funding is contingent on passage of the Transportation Bond bill in this year's legislative session.

2. Mr. Goddard stated that the Section 5339 application that the LRTA submitted on the Town's behalf for an ADA accessible minivan has been approved in the amount of \$52,000. He said we owe a debt of gratitude to LRTA Administrator Jim Scanlon and CFO Dave Bradley for their advocacy on the Town's behalf. Mr. Goddard also acknowledged the Board's support, especially John Williams who has worked very hard to increase transportation opportunities for Carlisle residents. Mr. Williams thanked Mr. Goddard and Council on Aging Director David Klein who worked on the Grant proposal and Jim Nihan.

3. Mr. Goddard said in accordance with Ch. 129 of the MGL's, the Board must annually nominate any individuals they wish to appoint as animal inspectors. He said Deborah Toher and Lawrence Sorli have indicated they are interested in being nominated for reappointment.

On a motion made by Mr. Stevenson and seconded by Mr. Gorecki, it was unanimously **VOTED** to nominate Deborah Toher and Lawrence Sorli for the position of Animal Inspectors and that their names are submitted to the Department of Agricultural Resources for confirmation.

4. Mr. Goddard said the School Committee has declared as surplus to their needs a list of obsolete IT and audio-visual equipment (list attached hereto) and has requested that the Board vote to declare this equipment as surplus for the purpose of disposing it. Mr. Stevenson said for clarification the vendor takes this equipment in exchange for discounts on future purchases. Mr. Goddard said it is more like a credit toward future purchases.

On a motion made by Mr. Williams and seconded by Mr. Gorecki, it was unanimously **VOTED** to declare the attached list of technology equipment dated 3/24/14 and recommended as surplus by the School Committee as surplus to the Town's needs for the purpose of disposing of it.

Mr. Goddard said the Finance Committee Budget Hearing is scheduled on Monday, April 14th at 7:30 p.m. in the Clark Room.

Mr. Hult said the Technology Committee has scheduled a meeting on April 16th. He said after that meeting they will assign members to meet with employees at Town Hall in regard to the survey they filled out.

Mr. Hult said today there was a meeting at the State House and Representative Atkins met with all of her Towns and several members of the educational bureaucracy related to the vocational schools. He said our Minuteman Representative Judith Taylor attended that meeting. Mr. Hult said on Monday, April 14th, the Town of Needham is coordinating a meeting of the Minuteman Towns to discuss the decision relating to the Warrant article.

Fire Department – Status Report on Telecommunications Tower project

Mr. Scavongelli arrived

Jonathan White, Deputy Fire Chief was present to discuss the proposed Communications Tower. He thanked the Board for their support of the Communications Tower. He said it will benefit the Police Dept., Fire Dept., DPW, and the School. Jonathan presented pictures of the current tower. He said in early 1970 the telephone pole behind the Brick Building is what the Fire and Police Department used for a telecommunications tower. He said when the Link Building was built in late 1990's the tower was moved to that building and it made a big difference. Jonathan said in 2004/2005 they added to the Tower which improved coverage. He said slowly the trees have grown and the coverage has faded.

In response to Mr. Hult's question [how often do you not have coverage] Jonathan said there were two fires; one on Curve Street and one on West Street. He said this was due to insufficient coverage and difficulty receiving signals on the peripherals of Town.

In response to Mr. Gorecki, Jonathan said the old tower will come down. He presented pictures of the new Tower. Jonathan described the tower as a 150ft. stand-alone monopole. Jonathan said the access to the current tower is through the roof hatch of the Link Bldg. The new tower will have access from the outside therefore it will have to be fenced in.

In response to Mr. Williams, Jonathan said the net difference in height is 50ft. It has a twenty foot concrete foundation that goes into the ground.

In response to Mr. Hult, Jonathan the firm chosen for this project is *Green Mountain*. The price for just the tower is approximately \$131,000.

Mr. Hult asked about the site plan review process for this project. Mr. Goddard said in consultation with Town Counsel we felt it would be better to wait until after the election to schedule the site plan hearing because two Board members are leaving and two new members will be starting. Mr. Hult said the applicant needs to get an application to the Planning Board sometime this month. Jonathan said they have had one preliminary meeting with the Planning Board.

Jonathan said it is important that they order the tower right after Town Meeting so that it will be here by the end of summer. He said they want to have the foundation prepared before school is back in session in September.

Planning Board member David Freedman said they are trying to set-up a meeting with the School Committee before Town Meeting to discuss their concerns with the tower.

Mr. Stevenson expressed concern over having preliminary hearings [pre-application process] and thought perhaps it was a waste of time hearing the same information twice.

Marc Lamere, chair of the Planning Board explained that the pre-hearings have actually helped make the actual hearing move faster and be more efficient.

Annual Town Meeting

Mr. Hult presented a spreadsheet (attached hereto) with the Town Meeting Articles, listing who will read the motion for the article and who will be the speaker. The Board reviewed the articles and Determined which articles needed further discussion.

Article 1 (-7) Consent Agenda - Mr. Hult /Mr. Hult

Article 8 Fy14 Budget Transfers - Finance Committee /Finance Committee

Article 9 Close Out of Unexpended Capital Articles - Finance Committee/Finance Committee

Article 10 Approval of Collective Bargaining Agreement - Mr. Gorecki /Mr. Gorecki

Article 11 Establish/Fund OPEB Trust – Mr. Hult/Finance Committee

Article 12 FY15 Operating Budget – Finance Committee /Finance Committee

Article 13 FY15 Stabilization Fund Transfer – Mr. Stevenson/Mr. Stevenson

Article 14 Appropriations for Professional Services – Mr. Scavongelli/Mr. Scavongelli

Article 15 Capital Equipment – LTCRC /LTCRC

Article 16 Telecommunications Tower – Mr. Scavongelli /Fire Chief/Police Chief

Article 17 Amend FY14 CPA Appropriations – CPC/ CPC

Article 18 Amend General Bylaws for CPA – CPC/CPC

Article 19 CPA Annual Recommendations – Community Preservation Committee/ CPC

Motion 1 Annual Distribution – Community Preservation Committee/ CPC

Motion 2 General Allocation to Housing Trust – Community Preservation Committee/Greg Peterson

Motion 3 Funds for 338 Bedford Road Project – Community Preservation Committee/Greg Peterson

Article 20 Pilot Program for Disabled Transportation – Mr. Williams/Mr. Williams

Article 21 Matching fund for Energy Manager – Mr. Hult/Dan Cook

Article 22 Banta Davis Housing

Part 1 – Strategy of Larger Scale Rental Projects – Mr. Stevenson/Mr. Hult/Mr. Stevenson

Part 2 - Continue to Pursue Banta Davis Project –Mr. Williams /Mr. Williams/Greg Peterson

Article 23 Authorization for Cranberry Bog License Agreement – Mr. Gorecki/Mr. Gorecki

Article 24 Design Funds for Highland Building – Mr. Scavongelli/Highland Committee

Article 25 Acceptance of Cutters Ridge Road - will not be moved – Mr. Hult

Article 26 Accept Mullin Rule – Mr. Gorecki/ Mr. Gorecki

Article 27 Zoning Bylaw Amendment – Medical Marijuana – Mr. Scavongelli/Mr. Scavongelli & Planning Board

Article 28 Minuteman Agreement Amendment – Judith Taylor/Mr. Hult & Judith Taylor

Article 29 Zoning Bylaw Amendment - FEMA/Wetlands Maps – Mr. Gorecki/Conservation Commission

Article 30 Bylaw Change/ Council on Aging Change – Mr. Stevenson/ Council on Aging

On a motion made by Mr. Scavongelli and seconded by Mr. Stevenson, it was unanimously **VOTED** to support Articles 1, 2,3, 4, 5 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 26, 29, and 30.

Mr. Stevenson wanted to discuss Article 21, which was relative to the energy manager. Mr. Goddard explained that the total amount for two years is \$14,000. The first year is \$5,000 and the second year is \$9,000.

On a motion made by Mr. Scavongelli and seconded by Mr. Williams it was unanimously **VOTED** to support Article 21 Matching Funds for the Energy Manager on the Annual Town Meeting Warrant for 2014.

Mr. Hult said the Banta Davis Article 22 will be discussed in two parts. The first part is getting the Town's opinion on the support of our strategy for using larger scale multi income rental projects as a strategy for meeting our 40B obligations.

The second part asks should we continue to pursue the Banta Davis project.

Mr. Gorecki said he did not believe the Board needed to take a position on this article.

Mr. Williams strongly supported this article. He said it is clearly very efficient.

Mr. Hult said he was interested in what the Town had to say about this mixed income rental project. He believed that it was very important to have this discussion.

Mr. Stevenson said this is a larger scale rental project and very efficient. He agreed that is necessary to engage more people in this discussion.

Mr. Scavongelli said what he likes about the Banta Davis housing initiative is there is limited amount of impact on the abutters. He is very supportive of this housing project.

On a motion made by Mr. Williams and seconded by Mr. Stevenson, it was unanimously **VOTED** to support Part 1 of the Banta Davis Article relating to a large scale multi income rental project in response to 40B.

Mr. Hult said he understands that there are people who feel that Banta Davis is for a School and for Recreation fields. He is hoping that everyone will agree on what is best for the community.

Mr. Gorecki said he would support this part of the warrant article.

Mr. Stevenson said he supports this part of Article 22 and he hopes the Town debates this at Town Meeting and future Town Meetings.

On a motion made by Mr. Williams and seconded by Mr. Stevenson it was unanimously **VOTED** that the Board of Selectmen will continue to pursue the project at Banta Davis.

Mr. Scavongelli spoke about Article 24, Design Funds for Highland Building. He said that he has been a member of Highland Building Committee for many years. He said he does not have any personal interests in the Highland Building; however his interests are supporting the residents in Carlisle. Mr. Scavongelli said the residents have voted more than once to stabilize and support this building. The Highland Committee has conducted a survey that indicated that there was support in using the building for a Cultural Center. Mr. Scavongelli said this is not up to the Board it is up to the residents. He proposed that the Board support the concept of exploring using the Highland Building as a community cultural center.

Mr. Scavongelli said the committee is asking for \$85,000 for the engineering plans to convert the Highland Building from what it is today to a community cultural center. He said it is the Board of Selectmen's responsibility to support what the residents of Carlisle have asked for.

Mr. Gorecki said the Highland Building Committee has put together a proposal for a community center. He said we should look at what the best options are for a community center in town. Mr. Gorecki suggested delaying this article for a year. He will not support this article now.

Mr. Williams stated that he would support this article.

Mr. Stevenson said he was not convinced that the uses presented for the building will benefit a significant segment of the population of Carlisle to warrant which will ultimately be a \$3million expense however we have an obligation to move forward on something.

Mr. Hult said he has had discussions with both the Finance Committee and the Council on Aging. He said they have both voted against this article. He said he was concerned about the financial implications of this project. Mr. Hult was not supporting this article.

On a motion made by Mr. Williams and seconded by Mr. Scavongelli, it was **VOTED 3 yes 2 no** to support Article 24 Design Funds for the Highland Building on the Annual Town Meeting Warrant for 2014.

The Board discussed Article 27 Zoning Bylaw Amendment/ Medical Marijuana. In response to Mr. Stevenson, Mr. Scavongelli said if we do not pass the Medical Marijuana by-law then we do not have a statute to regulate how, when or where marijuana can be grown and dispensed for medical purposes.

On a motion made by Mr. Stevenson and seconded by Mr. Scavongelli, it was unanimously **VOTED** to support Article 27 Zoning Bylaw Amendment/Medical Marijuana on the Annual Town Meeting Warrant for 2014.

Mr. Hult spoke about Article 28 Minuteman Agreement Amendment. He said it has a variety of items in it, most of which are not favorable to the Town of Carlisle. Mr. Hult said the one thing it does do for us is that it allows us a clear path to withdraw from the agreement.

Mr. Gorecki said he agrees with supporting this article. He believes that this is the best way to vote in a new facility for this school which is needed.

Mr. Williams said he supports this article.

Mr. Stevenson said he supports this article but is still concerned about our ability to get out of the agreement.

On a motion made by Mr. Williams and seconded by Mr. Scavongelli, it was unanimously **VOTED** to support Article 28 Minuteman Agreement Amendment on the Annual Town Meeting Warrant for 2014.

Executive Session

At 9:20 p.m. a motion was made by Mr. Gorecki to go into Executive Session pursuant to MGL Ch. 30A, §21(a) paragraph (3) to discuss collective bargaining as an open session may have a detrimental effect on the Town's bargaining position not to return to open session. The motion was seconded by Mr. Williams and the following roll call vote was taken: Hult – aye; Gorecki – aye; Scavongelli – aye; Williams – aye; and Stevenson – aye.

Respectfully submitted by Margaret Arena